

23.202.050 R-1 Single-Family Residential District.

A. *District Purpose.* The purpose of the Single-Family Residential (R-1) district is to:

1. Recognize and protect the existing pattern of development in the low-density, single-family residential areas of the city consistent with the General Plan;
2. Make housing available for persons who desire detached housing and a relatively large amount of usable open space;
3. Protect adjacent properties from unreasonable obstruction of light and air; and
4. Permit community facilities such as religious assembly uses, schools, parks, and libraries which serve the local population and are not detrimental to the immediate neighborhood.

B. *Allowed Land Uses.* See Table 23.202-1: Allowed Land Uses in Residential Districts.

C. *Additional Permit Requirements.* See Subsection A of Section [23.202.030](#)--Additional Permit Requirements (Residential Additions) and Subsection B of Section [23.202.030](#)--Additional Permit Requirements (Adding Bedrooms).

D. *Development Standards.*

1. *Basic Standards.* See Table 23.202-2: R-1 Development Standards.
2. *Supplemental Standards.* Supplemental development standards that apply in the R-1 district are noted in Table 23.202-2: R-1 Development Standards.

Table 23.202-2. R-1 DEVELOPMENT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area for New Lots, Minimum	5,000 sq. ft.	23.304.020 --Lot Requirements
Usable Open Space per Dwelling Unit, Minimum	400 sq. ft.	23.304.090 --Usable Open Space
Floor Area Ratio, Maximum	No maximum	
Main Building Height, Average		23.304.050 --Building Height
New Buildings or Non-Residential Additions	28 ft. and 3 stories [1]	
Residential Additions	14 ft. [2]	
Lot Line Setbacks, Minimum		23.304.030 --Setbacks
Front	20 ft.	
Rear	20 ft.	

Table 23.202-2. R-1 DEVELOPMENT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Interior Side	4 ft.	
Street Side	4 ft.	
Building Separation, Minimum	No minimum	
Lot Coverage, Maximum	40%	23.304.120 --Lot Coverage

Notes:

[1] Maximum 35 ft. with an AUP.

[2] Height greater than 14 ft. up to 28 ft. allowed with an AUP. Height greater than 28 ft up to 35 ft allowed with an additional AUP.

(Ord. 7787-NS § 2 (Exh. A), 2021)

The Berkeley Municipal Code is current through Ordinance 7952-NS, passed December 10, 2024.

Disclaimer: The City Clerk's Office has the official version of the Berkeley Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.berkeleyca.gov](http://www.berkeleyca.gov)

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